



21 Websters Yard Highgate, Kendal

Guide Price £115,000



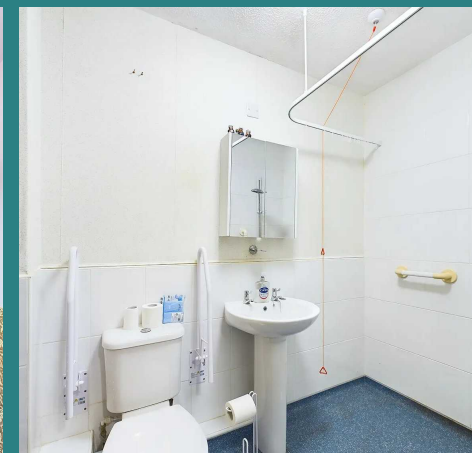
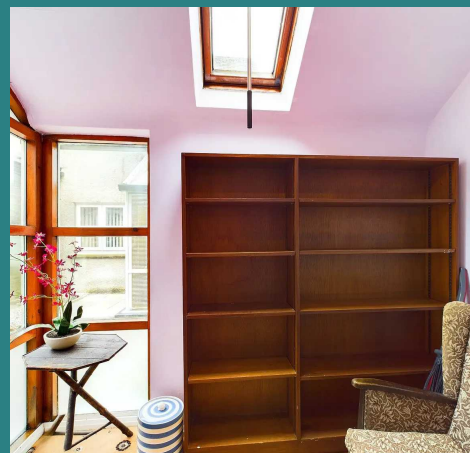


21 Websters Yard Highgate

Kendal

Located in a private development for the over 55's, this is a super opportunity to purchase a two-bedroom easy-access apartment in a very popular managed yard with a warden on site, a 24-hour emergency link, self-service laundry, communal areas, and a guest suite for visitors. Convenient for the town centre and all its amenities, early viewing is highly recommended. OFFERED FOR SALE WITH NO CHAIN, ALTHOUGH SUBJECT TO PROBATE.

On foot, walking from the Town Hall, continue down Highgate. Websters Yard is on the right-hand side opposite Iceland supermarket. Entry to Websters Yard is through the decorative wrought iron gates. Walk through the communal atrium and No 21 is found on the left hand side.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

ENTRANCE

At the front of the property a timber door opens to the hall.

HALL

6' 6" x 5' 3" (1.98m x 1.60m)

Timber doors open to the lounge, two bedrooms and bathroom, electric panel heater and alarm pull cord.

LOUNGE

13' 0" x 10' 5" (3.96m x 3.18m)

A good size room having a timber double glazed window to the rear, fixed shelving to the wall, and an electric panel heater. Double doors provide access to bedroom one, and there is a timber door to the kitchen.

KITCHEN

8' 0" x 7' 1" (2.44m x 2.16m)

The kitchen has a range of wall and base units with complementary work surface incorporating a 1 1/2 bowl stainless-steel sink unit, a Sadia Hotflo 10 water heater, an integrated oven, space for an under counter fridge and a deep sill timber double glazed window to front aspect.

BEDROOM ONE

14' 10" x 8' 5" (4.52m x 2.57m)

A generous double room with timber double glazed window overlooking the rear aspect, an electric panel heater, fixed hanging rails and shelves and double doors to the lounge.

BEDROOM TWO

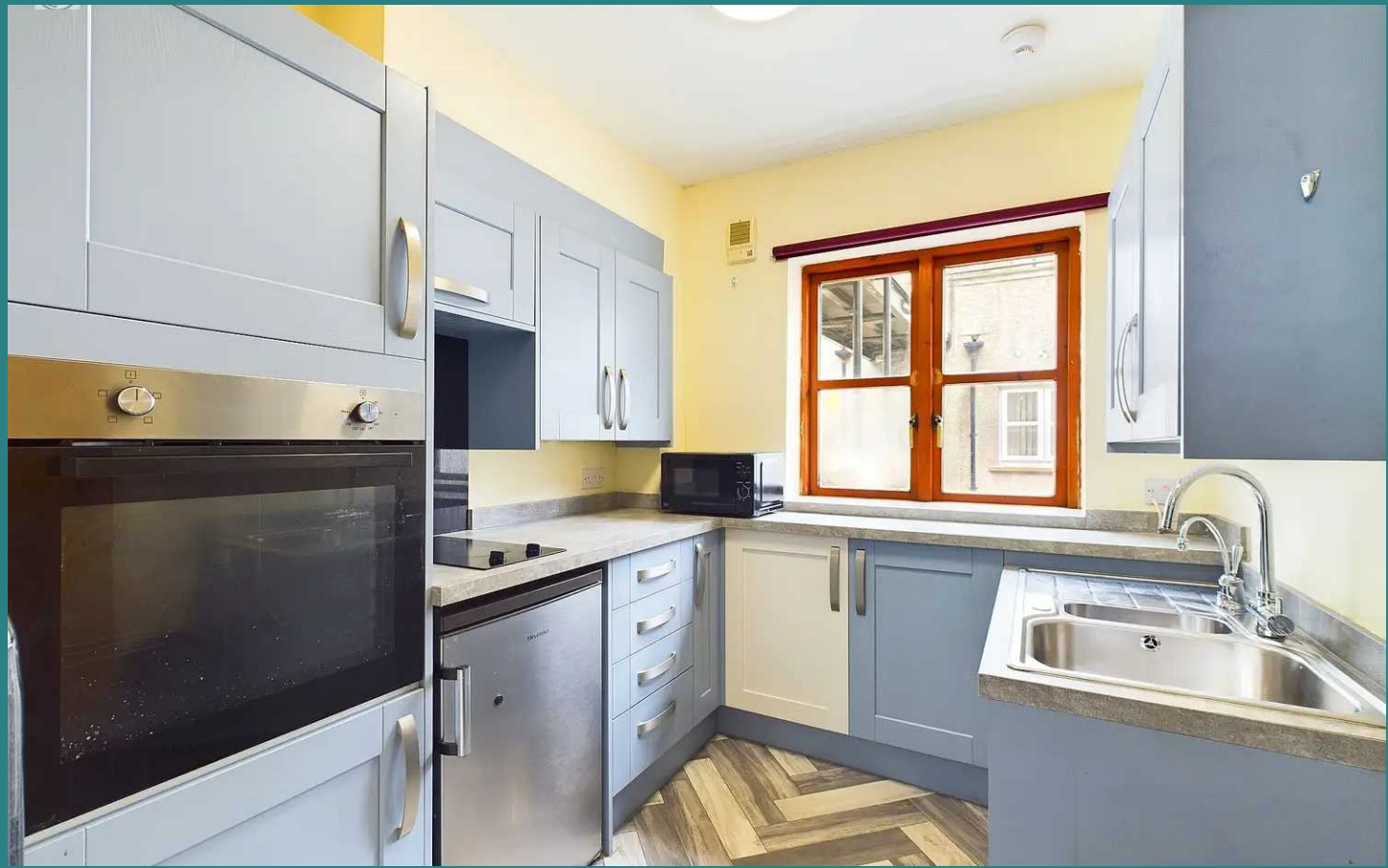
7' 9" x 7' 10" (2.36m x 2.39m)

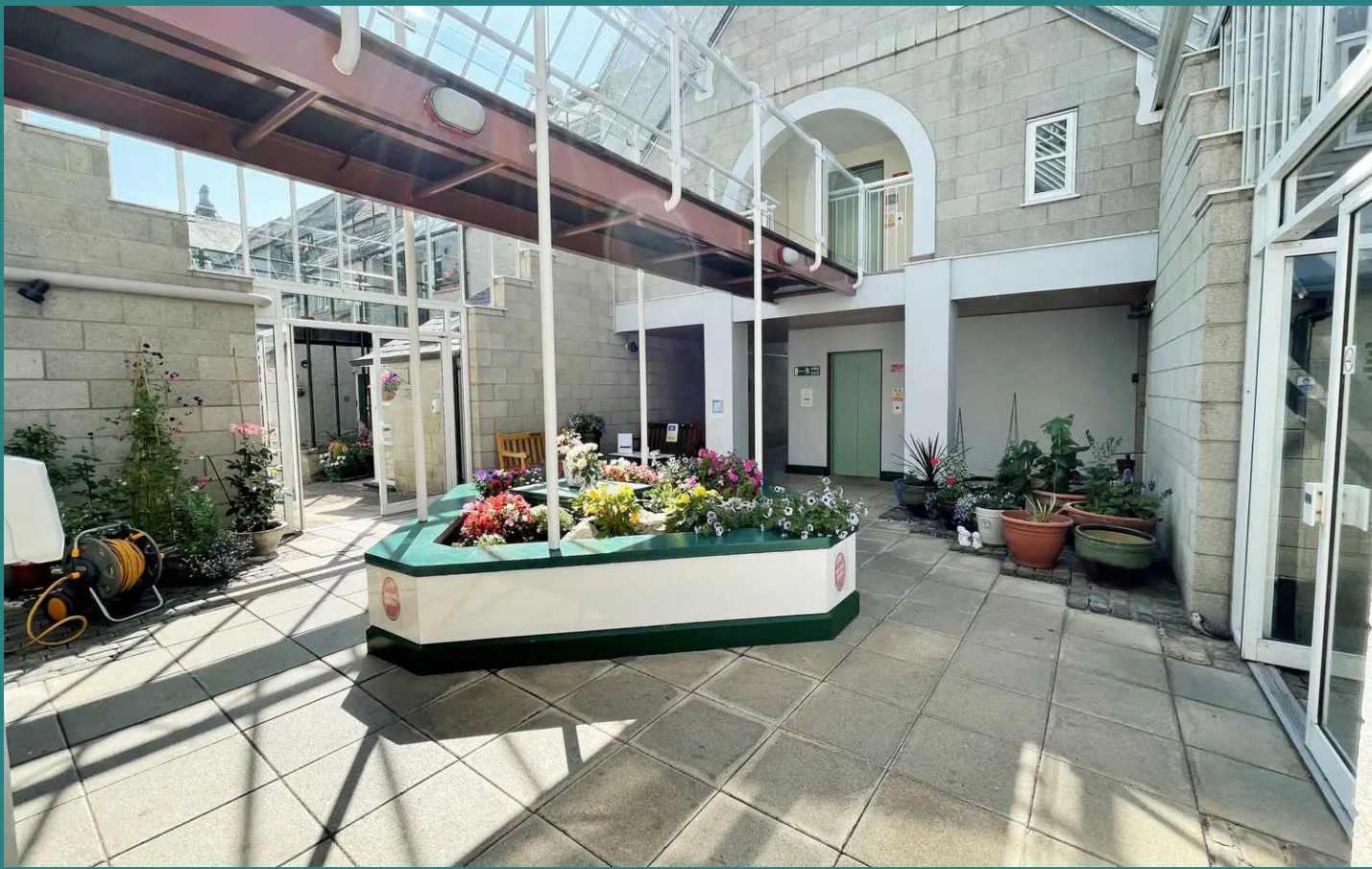
A single room having two timber full height windows to the front aspect, an electric panel heater, a Velux roof light and the electric consumer unit.

WET ROOM

7' 9" x 4' 8" (2.36m x 1.42m)

The suite comprises a wet room style shower area, a W.C. and pedestal hand wash basin. There is a wall mounted cabinet with mirror doors and a chrome ladder radiator.





EXTERNALLY

A pleasant and well-maintained communal courtyard with raised bed planted borders and an attractive communal atrium. Websters Yard is a managed development with a warden on site, 24 hour emergency link, self-service laundry, communal lounge, a guest suite for visitors.

TENURE: Leasehold Term 125 years from 1st January 1988

Service charge; £2968.68 per year to include maintenance and repair of communal areas.

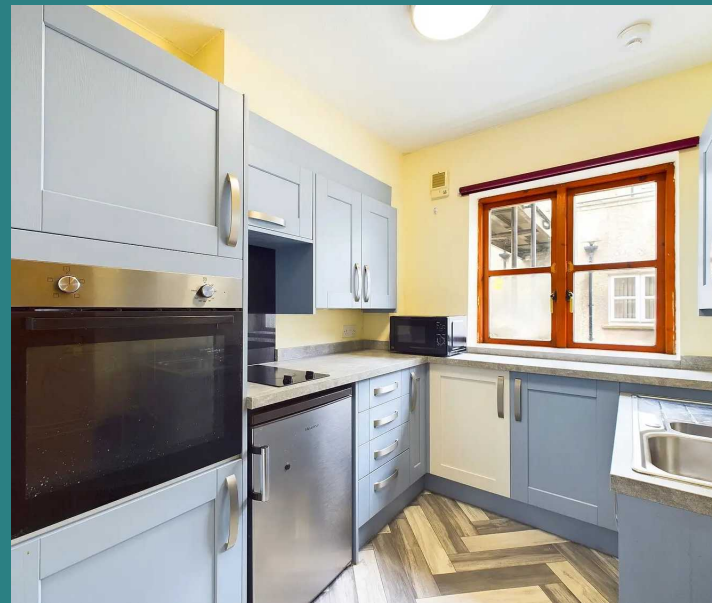
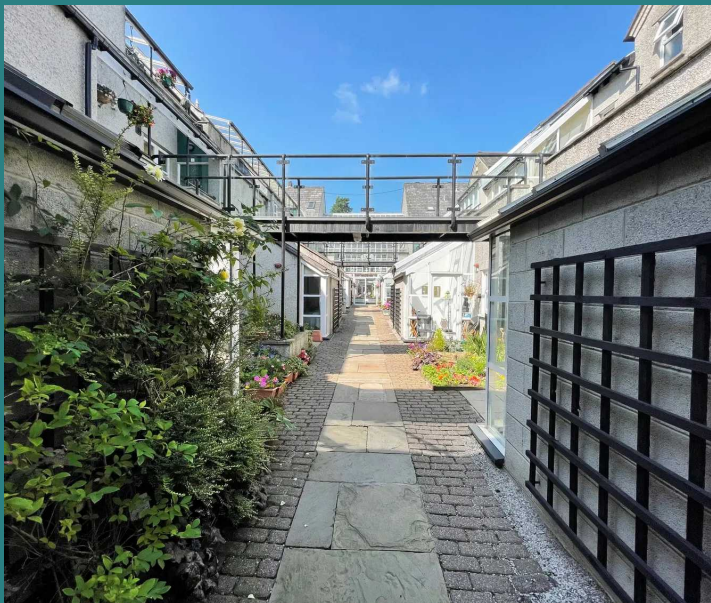
Half yearly ground rent in paid in advance £57.20 = £114.40 year year

Buildings insurance: £344.47 per year

If more than one occupant, at lease one must be over the age of 55 years

Sub-letting is not permitted

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Hallway

5'3" x 6'6"
1.60 x 1.99 m

Bedroom

7'9" x 7'10"
2.38 x 2.39 m

Bathroom

7'9" x 4'8"
2.38 x 1.45 m

Bedroom

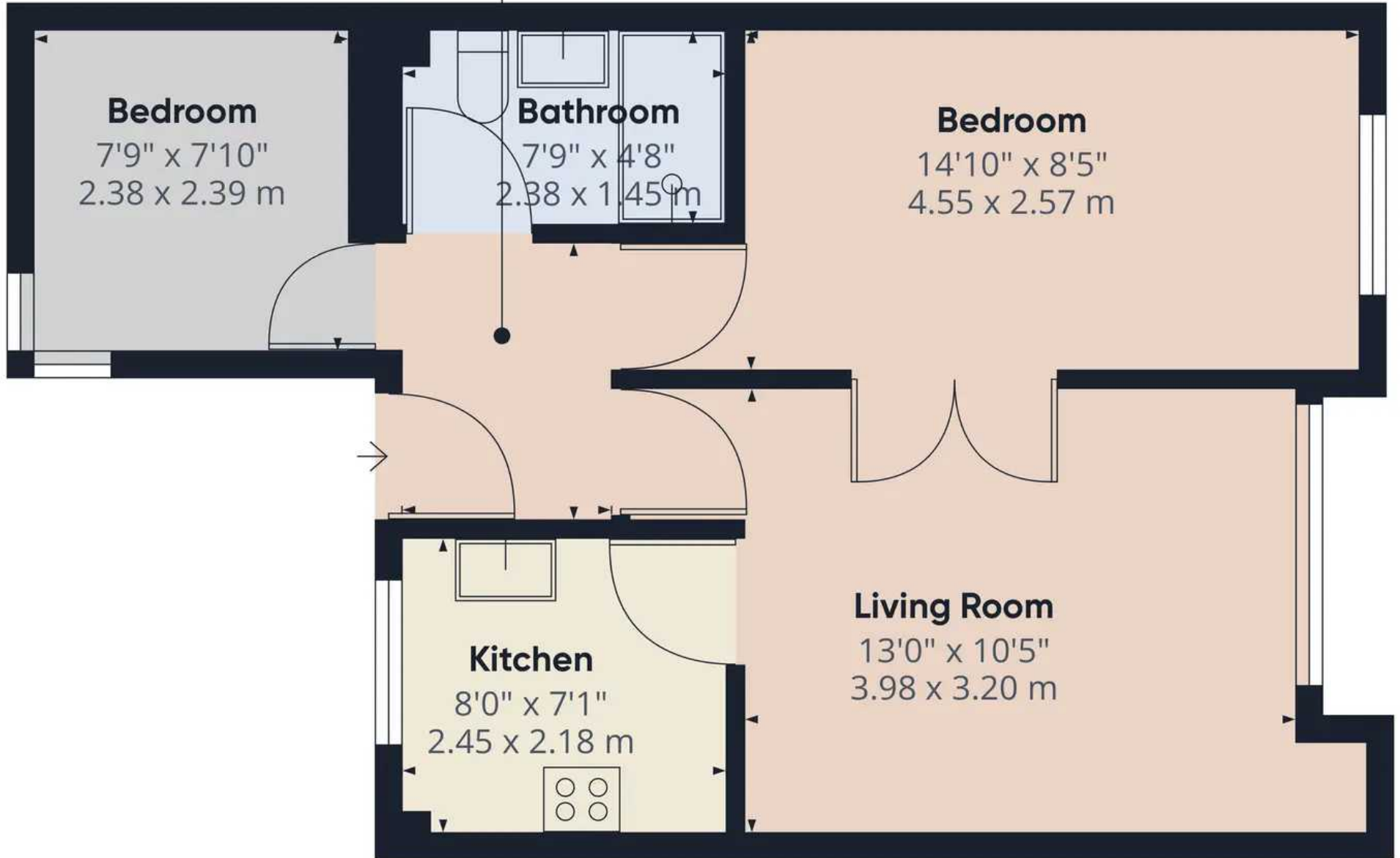
14'10" x 8'5"
4.55 x 2.57 m

Living Room

13'0" x 10'5"
3.98 x 3.20 m

Kitchen

8'0" x 7'1"
2.45 x 2.18 m





Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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